

## NAZEING PARISH COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 10th August 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

**Members present:** Cllrs Joslin (Chairman), Carter, Evans, Frydrych, Gray, Shorter, Skipper.

**Also present:** Lorraine Ellis (Clerk), 3 members of the Public.

*These minutes are subject to ratification at the next meeting.*

#### **1. Apologies for absence:**

Cllrs Arnold, Casey, Clarke, Gross. Not present: Cllr DiMaria.

#### **2. Public participation:**

None.

#### **3. Declarations of Interest:**

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Carter non pecuniary interest in planning application 6e.

Cllr Evans non pecuniary interest in planning application 5a.

Cllr Frydrych non pecuniary interest in planning application 6b.

#### **4. Approval and signing of minutes:**

The minutes of the meeting of the Planning Committee held on 13th July 2017 were approved and signed by the Chairman of Planning with no amendments.

#### **5. Enforcement Notices/Appeals:**

The following planning appeals were considered:

**(a) Application No:** EPF/2662/16                      **Officer:** James Rogers                      **Applicant Name:** Mr R Paddick

**Location:** The Hyde, Perry Hill, Nazeing, Essex, EN9 2LL

**Proposal:** Proposed removal of agricultural occupancy condition 2 contained within planning permission EPO/715a/73 for a bungalow at The Hyde.

**Reason for Appeal:** Against a Refusal

**Appeal Type:** Written representations and a site visit

**Resolved – the Council had no objection to the planning application & to advise the Planning Inspectorate.**

**(b) Application No:** EPF/0742/17                      **Officer:** Steve Andrews                      **Applicant Name:** Mr W Fagan

**Location:** Westfleet, Riverside Avenue, Nazeing, Essex, EN10 6RD

**Proposal:** Extension to side and alteration to roof pitch to raise ridge height of garage to form a new Granny Annexe with two dormer windows.

**Reason for Appeal:** Against a Refusal

**Appeal Type:** Written representation

**Resolved – the Council had no objection to the planning application & to advise the Planning Inspectorate.**

#### **6. Planning Applications:** The following applications were considered:

**(a) Application No:** EPF/1828/17                      **TRE Officer:** Robin Hellier

**Applicant Name:** Mr Paul Wilkins

**Location:** 10 Sunnyside, Nazeing, Waltham Abbey, Essex, EN9 2RH

**Proposal:** TPO/EPF/17/96 T1 Maple - Fell & replace with a rowan. T2 Maple - 4-5ft Crown reduction. T3 & T5 Silver Birch - 7ft Crown reduction. T4 Birch - 3ft Crown reduction.

**Resolved – the Parish Council requests that it is referred to the District Council's Tree Officer to ensure no damage to the trees.**

**(b) Application No:** EPF/1867/17                      **Officer:** Steve Andrews  
**Applicant Name:** Mrs R King  
**Location:** Parkers Farm, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RG

**Proposal:** Proposed detached single storey annexe.

**Resolved – no objection.**

**(c) Application No:** EPF/1964/17                      **PN**                      **Officer:** Graham Courtney  
**Applicant Name:** Mr John Payne  
**Location:** Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, Essex, EN9 2JE

**Proposal:** Prior notice application for change of use and conversion of buildings to dwellings.

**Resolved – no objection.**

**(d) Application No:** EPF/1970/17                      **PN**                      **Officer:** Graham Courtney  
**Applicant Name:** Mr John Payne  
**Location:** Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, Essex, EN9 2JE

**Proposal:** Prior notice application to change agricultural building to general commercial.

**Resolved - no objection.**

**(e) Application No:** EPF/1957/17                      **Officer:** Alastair Prince  
**Applicant Name:** Mr & Mrs S & T Young  
**Location:** 52 Barnard Acres, Nazeing, Waltham Abbey, EN9 2LZ

**Proposal:** Proposed two storey side extension.

**Resolved – to object to the application on the following grounds**

- i) contrary to Policy CP7 (over-development and loss of amenity for neighbouring properties),**
- ii) the Council requests that Policy ST6 is considered, as there are concerns that the site will not provide sufficient on-site parking after the building extension has been completed. Consequently, cars will be parked on the highway and it is believed that this will impact access for emergency services and refuse services.**

**These are provided for information only, EFDC do not normally accept comments on these applications.**

**(f) Application No:** EPF/1902/17                      **DRC**                      **Officer:** Graham Courtney  
**Applicant Name:** Mr James Buchan  
**Location:** Brewitts Farm, Back Lane, Nazeing, WALTHAM ABBEY, EN9 2RS

**Proposal:** Discharge of conditions 3 & 4 external finishes and matching openings of EPF/1839/17 & LB/EPF/1834/17 - (Proposed rear extension linking the main dwelling to an existing stable block. Stable block to be converted into living accommodation).

**Resolved – no comment.**

**(g) Application No:** EPF/1912/17                      **DRC**                      **Officer:** James Rogers  
**Applicant Name:** Mr & Mrs Scott  
**Location:** Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ

**Proposal:** Discharge of conditions 4 external finishes, 5 tree protection, 6 landscaping, 8 wheelwashing 14 foul and surface water of EPF/3201/15 - (Removal of existing agricultural building and erection of two detached dwelling houses with detached garages).

**Resolved – no comment.**

**(h) Application No:** EPF/1937/17                      **DRC**                      **Officer:** Jane Gravelle  
**Applicant Name:** Mr & Mrs Scott  
**Location:** Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ

**Proposal:** Discharge of condition 10 - Phase 2 contaminated land of EPF/3201/15 - (Removal of existing agricultural building and erection of two detached dwelling houses with detached garages).

**Resolved – no comment.**

(i) **Application No:** EPF/1089/17                      **DRC Officer:** Jane Gravelle  
**Applicant Name:** Mr Gerry Sullivan  
**Location:** Carlton Farm, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LH

**Proposal:** Application for Approval of Details Reserved by Condition 2 'contaminated land' on planning application EPF/1859/14 (Prior notification for proposed change of use of agricultural barn to 2 single dwelling houses and curtilage).

**Resolved – no comment.**

**7. Update on Matters relating to the Total site. DJ**

Cllr Joslin gave a brief summary of the Highways Rights issue and has requested a meeting on 23/8/17 on site with the relevant people to hopefully resolve the issue.

**8. Leisure Centre. LE**

It was resolved that the removal of the conifers should be included in the demolition of the building.

**9. Communications:** The following communications were considered.

- a) Thank you letter from The Nazingberries Association for the grant. Noted.
- b) The Environment Agency (EA) have asked for comments from the public on the Energy Recovery Facility (Incinerator) at Rattys Lane Hodesdon. Due to the deadline, the comments submitted to Hertfordshire County Council were forwarded to the EA. Noted.
- c) Notification of Planning Application ESS/16/17/EPF/PRE received. Proposal: Proposed use of an area of the site for the purposes of waste treatment and erection of shed to enclose waste treatment activities. Location: Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ. It was briefly discussed and will be considered at the next Planning meeting. Cllr Skipper will draft a response with the concerns raised.  
**Action: Cllr Skipper**
- d) Following a meeting with the Fire Service, Cllrs Carter & Frydrych advised that as the Council has concerns with the Wood Recycling Site & air pollution, it is open to the Council to contact Public Health England about testing the air.
- e) Sue Sheppard (Village Halls & Community Buildings Adviser from Rural Community Council of Essex {RCCE}) has kindly offered to meet the Parish Council to assist with the replacement hall. It was agreed to meet on 30/08/17 at 3pm.
- f) Notification of new Saturday C392 bus service into Hoddesdon and also revised C392 bus service Monday to Friday. Details on the website. Noted.
- g) Annual canvass of electors 2017, EFDC encourage Automated Response Options. Details on the website / noticeboards. Noted.

**10. Information Items and other items for next agenda:**

None.

**11. Date of next Planning Committee meeting.** 24th August 2017, 8:15pm.

Meeting closed 21:38pm.

**Signed by the Chairman:** .....

**Date:** .....